

**From:** [REDACTED]  
**To:** [Local Plan](#)  
**Subject:** Warrington Local Plan Objection  
**Date:** 14 June 2019 10:11:03

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WILLIAM ROBERTS

[REDACTED]  
[REDACTED]  
14/06/2019

Dear Sir , I would like to register an objection to the Local Plan - Please see below my reasons for objecting .

### **Legality of the Plan**

I believe that the move from Stage 18 to 19 was flawed with Councillor Guthrie admitting in Council Chamber that "there had been some mistakes in communication during the transition process" - this means we should never have gotten to this current release stage and the plan should be re-worked in Stage 18 in accordance with the lawful process.

I also believe that the commercial interests between WBC - Warrington & co and Langtree have not been evidenced enough. I believe there to be clear conflicts of Interest that are driving this plan forward.

I also believe that the appointing of ARUP to do the Greenbelt analysis to support this plan is flawed. ARUP are a known key partner of Peel Holdings who would be primary beneficiaries of this plan (Port Warrington and Western Link) should this Plan be passed.

### **Economic Growth**

The economic growth targets have been set by those who have a vested interest in overstating growth predictions for their own purposes. Examples are Warrington & Co. and the LEP (Local Enterprise Partnership). Indeed the economic growth prediction figures used have come from the LEP without ANY major proposal to back up such a prediction. Official figures predict much slower growth than that detailed in the plan and hence there is no Justification to use such forecasts in predicting the Towns housing need. The Local Conservative PPC Andy Carter provides tas evidence that the Council is deliberately choosing to run with higher numbers than necessary ...with a letter from the Secretary of State for Housing - Rt Hon James Brokenshire who in the letter tells us all that the housing need figure calculated by the government methodology are NOT A TARGET and that councils should make realistic assessment of the homes that their communities need. Despite making many statements along the lines of "the right houses - in the right places and the right number" this Council are deliberately working to a developer led agenda to release greenbelt inappropriately and unnecessarily early .

**The planned number of homes is well beyond government housing targets.**

**The employment land is not backed by any meaningful economic strategy for the town.**

**This plan and employment development land in South Warrington destroys character and distinctiveness - we will be left with an unchecked housing sprawl destroying unique character of each village as they merge into a SUPER-ESTATE that WBC call the GARDEN SUBURB. 4500 people told this council we did not want this - they**

**have atently not listened.**

**No sustainable or obvious Town centre development plan to ease pressure on the development sites be they be brown or green.**

WBC have made no compelling case for release of green belt in either the South or North of Warrington (Peel Hall)

**No case can be made for the immediate release of land from Greenbelt (ie before brownbelt has been developed - yet the Council leader has already confirmed that land - brown and green will be releaeased simulataneously !**

**Warrington just DOES NOT DELIVER HOUSING TARGETS . The maximum supply rate is less than 550 per annum over the last 10 years and sometimes dips as low as C. 350.**

**Yet in the plan the build rate peaks at circa 1600 houses per annum! ther eis NOTHING in this plan that describes how housebuilders will meet this target. It is clearly a Landbanking charter for developers and WBC need to explain in detail why they are doing this.**

**All of the above points demonstrate very clearly that this plan is neither SOUND nor DELIVERABLE and should be rejected by Council.**

### **Infrastructure Issues**

This is not just roads. Its everything needed for the plan to succeed. Hospitals, Doctors, Heath Centres, Schools, roads etc etc. None of this is covered in the plan - other than he hope it will sort itself out later ! eg Chapelford Health centre 20 years and still not open ... This Plan does not even identify the key question of WHERE WILL THE NEW HOSPITAL GO .. and with it where is the infrastructure to get people there.

**None of the infrastructure proposed uses public money and it is not detailed in the plan where the money is coming from?**

We see vague crossings across the canals. No detail, only suggestions all of which are unfunded. We learned only this week that the WWL WOULD NOT SOLVE CONGESTION .. and we would need another high level crossing in the future . These admisssions are not included in the Plan ??

The plan contains estimates of £50m for the Cantilever Bridge to be developed. This is not only unrealistic it would not cover the cost of the housing/land that would need to be purchased. We are now hearing that the Western Link will cost almost double the planned 212m - again this key peice of infrastructure is not described - costed or delineated fully in a Plan that has vague drawings and text that make understanding difficult and sometimes impossible fo rthe average person.

There is another vague road network in the South of Warrington hinted at - THE STRATEGIC LINK ROAD - without this then there can be no GARDEN SUBURB but again no detail, only suggestions all of which are unfunded and still in concept phase. The Garden Suburb is described in the plan as FOR ILLUSTRATIVE PURPOSES .. yet it proposes over 5000 new homes. The lack of detail is both shocking and surely wrong - we deserve to know more and these plans should be much clearer in terms of content - drawings and infrastructure and timings. Vague is too good a word to describe this plan.

Some of the infrastructure is 'considered' in LPT4 (Local Transport Plan 4). However this is just a 'wish list' of considerations and has no substance.

No detail of health and well-being facilities required, how they will be funded or when they will be built.

No detail of schools provision, how they will be funded or when in the plan they will be built.

The WWL (Warrington Western Link) will not help the plan at all. It merely brings traffic to existing bottlenecks whilst adding more traffic from those avoiding Tolls on the Mersey Gateway crossings. The council has already admitted that this will not solve the congestion issue and will be fully loaded within the lifetime of this plan - a clear failure to think logically - sensibly and future proof investments. Its very clear that this really is a road for PEEL PORT and little else to help any new or current communities.

There is Total reliance on the road network for residents and the local economy. There is no real plan on how to solve traffic problems other than "please walk more" .. it really is a poor effort from Mundry.

**All of the above demonstrate that the plan is NOT SOUND or DELIVERABLE!**

### **Air Quality & Environment**

Warrington is already over burdened with poor air quality.

Removal of green space will make air quality much worse, yet the plan even argues the opposite claiming CO2 will be reduced over the life of the plan through local and Government initiatives. There are no local initiatives of any substance itemised yet we have this week seen a Government initiative to make Britain emission levels zero by 2050 - there are no initiatives within this plan to achieve this . Rather the plan seeks to increase Warrington pollution and carbon footprint with the opening of further polluting warehouses in South Warrington - and destroying greenbelt that should contain newly planted trees to meet government directives. This is an awful plan .. its not been thought through at all . The plan's over reliance on the car and ensuing traffic will exacerbate the situation. No realistic traffic assessments have been undertaken or evidenced.

The obvious Loss of habitat for many species has not been considered in any detail . The loss of landscape, setting for the villages is lost. Local character and distinctiveness will be lost .. things like Bawming the Thorn are in real danger of being killed off by the grossly insensitive nature of this developer led plan. The big pain from WBC has been to regenerate the Town Centre - This plan does not guide people back to the town centre, in fact the opposite - all of the newly proposed infrastructure TAKES PEOPLE AWAY from Times Square - the Gainsborough road crossing - The western Link as two clear examples.

**All of the above demonstrate that the plan is NOT SOUND or DELIVERABLE!**

### **Greenbelt**

Green Belt is there to

to check the unrestricted sprawl of large built-up areas

to assist in safeguarding the countryside from encroachment

to preserve the setting and special character of historic towns

to assist in urban regeneration, by encouraging the recycling of derelict and other urban land

to prevent neighbouring towns merging into one another

This plan attempts to break all of these rules and is therefore illegal - it must be thrown out . The destruction of South Warrington - Moore Nature reserve - Peel Hall are not prices we should be paying to service this GREEDY DEVELOPER LED PLAN supported by a weak WBC.

This council have clearly failed to listen to what the people in WARRINGTON FROM ALL AREAS - Burtonwood - Winwick - Hood lane - Appleton - Grappenhall have been telling them - this plan is not a plan the people want or support. This plan is not one chosen by the people of Warrington rather a plan "WHIPPED" by the Council leader to be passed. This is not a local plan that has or deserves any support.

Recent admissions on the Western Link and the news of Fiddlers ferry closure also mean the Council should be re-thinking this plan !

It fails the FIT FOR PURPOSE TEST .. it is NOT SUSTAINABLE in any shape of form and certainly NOT DELIVERABLE in terms of housing completions or infrastructure funding . It needs reviewing and detailing with great urgency.

Lets all hope this Council starts LISTENING to what WE want not what Langtree - Stobarts and Peel want.

Thank you

Bill roberts

All of the above demonstrate that the plan is NOT SOUND or DELIVERABLE!